

Elizabeth Townes Townhome Community

Meeting Date: August 20, 2013

Call to Order: Meeting held at Panera Bread in Charlotte, N. C. this day August 20, 2013. Meeting called to order at 7:01 P. M.

Members in attendance: Pat Hedrick, Jim Wells, LaDonna Walden and Madalene Greco

Approval of minutes: Minutes from the July 9, 2013 board meeting approved with a motion from LaDonna Walden and seconded by Madalene Greco, all in favor.

Treasury Report: Motion to accept the Treasury Report by Pat Hedrick and Jim Wells, all in favor. On the financial report there was a question as to the amount paid for water. Pat Hedrick will contact management for clarification and report to members.

Past Due Accounts: Payment plan that was approved by the board is currently paying as agreed. One unit in Elizabeth Townes is currently in foreclosure.

Hearings: Homeowner in attendance for the hearing. Owner presented bids to the board for approval. The repairs are being made as requested by the board.

Between Meetings:

For notification only and no vote: On July 29, 2013 our management company informed the board that the additional drains behind homes on Timothy Court has been completed and the check has been sent to the vendor.

Tree Service:

Arborgard Tree Service completed the two day project for tree removal and trimming. Member's discussed having Arborgard handle additional issues in the fall. Board discussed a budget for this service in 2014 for exposed roots and regular maintenance.

Pool:

Board members discussed the date for closing the pool in 2013 and de-activating pool passes. This year the closing will be on September 9, 2013. Motion made by Madalene Greco and seconded by Jim Wells, all in favor.

Detention Ponds:

Board and management feels the ponds need regular maintenance without continued follow-up. Management to obtain quotes for a pond maintenance program.

New Business:

- A. Homeowner request for payment plan. Board denied the terms submitted.
- B. ARC request from homeowner approved with conditions. Motion made by Jim Wells and seconded by LaDonna Walden, all in favor.
- C. ACC request from homeowner was approved with conditions. Motion made by LaDonna Walden and seconded by Pat Hedrick, all in favor.
- D. Management is to be notified to begin preparation for the Annual meeting sometime the second week of October. Further discussion by the board will be at the September board meeting.

Adjourned: The meeting was adjourned at (9:01 PM) with a motion from Jim Wells and seconded by Madalene Greco, all in favor.

Next regular meeting to be held at Panera Bread, Johnston Road on September 17, 2013 at 7:00 P. M.